

056.A

0010

0012.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
224,200 / 224,200  
224,200 / 224,200  
224,200 / 224,200
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OLD COLONY LN, ARLINGTON

## OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	12
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

## PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily N/A Exterior and 605 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	224,200			224,200		150927
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	102	FV	224,200	0	.
2021	102	FV	221,100	0	.
2020	102	FV	214,900	0	.
2019	102	FV	198,000	0	.
2018	102	FV	164,200	0	.
2017	102	FV	153,000	0	.
2016	102	FV	153,000	0	.
2015	102	FV	144,400	0	.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99
HOME SAVINGS/AM	21953-98		4/17/1992		37,400

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/10/2017									10/10/2017	Measured	DGM	D Mann											
5/6/2000									5/6/2000		197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK: 20899 PG: 361, Building Number 10.									
Sty Ht: 0	- 1 St condo			A Bath:	Rating:												
(Liv) Units: 0	Total: 0			3/4 Bath:	Rating:												
Foundation:				A 3QBth:	Rating:												
Frame:				1/2 Bath: 0	Rating: Average												
Prime Wall:				A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct:				<b>OTHER FEATURES</b>													
Roof Cover:				Kits: 1	Rating: Average												
Color:				A Kits:	Rating:												
View / Desir: N - NONE				Frpl: 0	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1965		Eff Yr Blt:		Location: R	- Rear												
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact: .		Floor: 3	- 3rd Floor												
Const Mod:				% Own: 0.474700004													
Lump Sum Adj:				Name: 24 - 6039													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV	- Average			30.	% 0			No Unit	RMS	BRS	FL		
Prim Int Wal: 6 - Average				Functional:								1	3	1	0		
Sec Int Wall:				Economic:													
Partition: T - Typical				Special:													
Prim Floors:				Override:													
Sec Floors:				Total:	30.6			% 0									
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ: 325.00				Rate				Parcel ID	Typ	Date	Sale Price		
Bsmnt Gar:				Size Adj.: 1.49173546													
Electric: 3 - Typical				Const Adj.: 0.99000001													
Insulation: 2 - Typical				Adj \$ / SQ: 479.966													
Int vs Ext:				Other Features: 32712													
Heat Fuel: 8 - Typical				Grade Factor: 1.00													
Heat Type: 6 - Elec Base/B				NBHD Inf: 1.00000000													
# Heat Sys:				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO				Adj Total: 323091													
% Com Wal				Depreciation: 98866													
				Depreciated Total: 224225													
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>				056.A-0010-0012.0	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					